

William R. Nuttle
Registered Surveyor

Chestertown, Md. 21620

Tel. 778-3490

DESCRIPTION OF THE ROLAND B. DICKSON LANDS, ROCK HALL,
FIFTH DISTRICT, KENT COUNTY, MD.

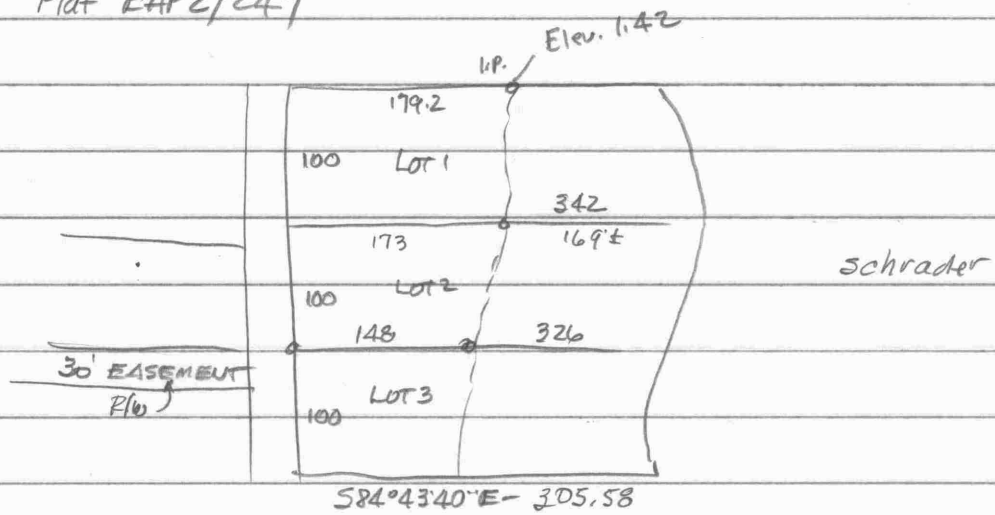
Beginning for the same at an iron pipe on the eastern side of Eastern Avenue (20' wide), said point being the northwest corner of Lot 44 as shown on a plat entitled "Map of Wilkerson Farm, Deep Landing, 1890", recorded in the Will Records of Kent County, Liber BFH, folio 244, and said point being, further, on the southerly line of the lands of John H. Jacquette; and running, thence, by and with said Jacquette lands S $84^{\circ}43'40''$ E - 179.21' to an iron pipe and S $84^{\circ}43'40''$ E - 135' more or less to the mean high waters of Swan Creek; thence, by and with the mean high waters of said creek in a southerly direction 310' more or less to the lands of others; thence, by and with the lands of others, along the south side of Lot 43 as shown on the aforementioned plat, N $84^{\circ}43'40''$ W 165' more or less to an iron pipe and N $84^{\circ}43'40''$ W - 140.58' to an iron pipe on the east side of Eastern Avenue; thence, by and with the east side of said road N $05^{\circ}46'20''$ E - 50.00' to an iron pipe and N $05^{\circ}46'20''$ E - 250.00' to the place of beginning. Containing in all 2.25 acres of land, more or less.

Together with a 20' right-of-way over the lands of Thomas J. Ryan from the east side of Lawton Avenue to the west side of Eastern Avenue, said right-of-way being adjacent to and parallel to the division line between said Ryan lands and the lands of VIK-ING Associates.

November 4, 1983.

William R. Nuttle
William R. Nuttle.

Plat EHP2/247



DESCRIPTION OF THE ROLAND B. DICKSON LANDS, ROCK HALL,
FIFTH DISTRICT, KENT COUNTY, MD.

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Together with a 20' right-of-way over the lands of Thomas J. Ryan from the east side of Lawton Avenue to the west side of Eastern Avenue, said right-of-way being adjacent to and parallel to the division line between said Ryan lands and the lands of VIK-ING Associates.

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De Fries (cont.)

West side
of rd.

Parcel 2 Begin SE cor. lillies

w/ lillies west dir. 100'± to Swan Creek

w/s 12'

East to W side Lawton Ave 100'±

12' to begin

Walbert - RAS 38/302 Along from Hay
38' x 300 on Lawton Ave.

Walbert ~~RAS~~ EHP 68/472

Lot 1 - 50 x 300

Lot 2 50 x 300

S & E - RAS 13/301 - Walbert to Hay - same as RAS 38/302

Sauer EHP 88/111 - my survey of 0.354 acres

VIK-ING Associates EHP 129/92

Parcel 1 - Parts of Lots 19 & 30

Begin NW cor Lot 18 on east side of Lawton Ave.
w/s $N05^{\circ}40'E-50'$

at 45 300' to avenue

w/s 50' to Lot 31

w/ div. line between Lots 19 & 30 and 18 & 31 300' to begin

Parcel 2 - Lot 6 on plat - does not apply

Ryan EHP 51/28 - Being WHG 59/429 from Willis

Begin I.P. on E side Lawton Ave on div. line with Walmsley

w/s $S84^{\circ}45'E-297.55$ to I.P. on W side Eastern Ave (20' wide)

w/s $S05^{\circ}15'W-100.15$ to lands of others

w/s $N84^{\circ}45'W-297.55$ to Lawton

w/s $N05^{\circ}15'E-100.15$ to begin

Reserving 20' easement along S side to other lands of grantors

De Lever EHP 128/204

Parcel 1

Begin E side Lawton Ave at stone at SW cor. on div. line
with Ashley

formerly
Herbert Ashley w/s $S84^{\circ}40'E-18.08$ to stone

$N06^{\circ}40'E-3.04$ to Walbert

w/s $N84^{\circ}40'W-18.08$ to rd.

w/s $S06^{\circ}40'W-3.04$ to begin

(cont.)



Willits - ~~ET~~ WHG 59/429 - see plat in Will Records

BFH 244 - Estate of Christopher Williamson

Lots 19, 30, & 43 & all right title & interest in Lot 44
S&E out of Lots 19 & 30 tract with 50' frontage & 300' deep
adjacent to Lots 18 & 31

Wright WHG 59/429 - from John Hersch

-- - Also all right title & interest of grantors in Lot 44 having been enclosed and used together with common ownership with Lot 43 for many years - see JTD 25/376

James A. Pearce, Executor to Geo E. Albee May 18, 1912.

Being Cassy to Legg 1896 SGF 4/544

part of L. Wellington Ashley to George Kendall RAS 36/388

Being WHG 15/556 James T Shuley to John Hersch - carries above statement

WHG 1/220 - carries statement

June 1945

RAS 36/388 - Ashley to Kendall - does not mention Lot 44

RAS 23/241 - ~~same~~ no Lot 44

JTD 25/376 - Pearce, Executor for estate of Wilkinson sold Lot 44 to Chas. R. Webb. Before Webb got a deed, he sold it to James Joiner. Joiner sold Lots 19, 30, & 43 to Abram Casey and intended to convey Lot 44, lots 43 & 44 being enclosed by fence. Casey sold to Sweetzer, & Sweetzer to Geo. E. Albee. In this deed Pearce conveys Lot 44 to Geo. Albee.

JTD 32/215

Geo. Albee sold to Ashley - including Lot 43, but not Lot 44

BFH 244 - Will Records



"Map of Willkerson Farm Deep Landing 1890"
(no bearings or distances)

smaller
The top
lots



EASTERN AVENUE

N 05°46'20"E → 100.00'

20' I.P.

I.P.

S 84°43'40"E →

178.59'

I.P.

313.59±

135±

Edge of marsh

posts

MARSH

SWAN CREEK

137.56'

← N 84°43'40"W

I.P.

135±

272.56±

100±

BRUCE D. RUSHTON



I.P. = iron pipe

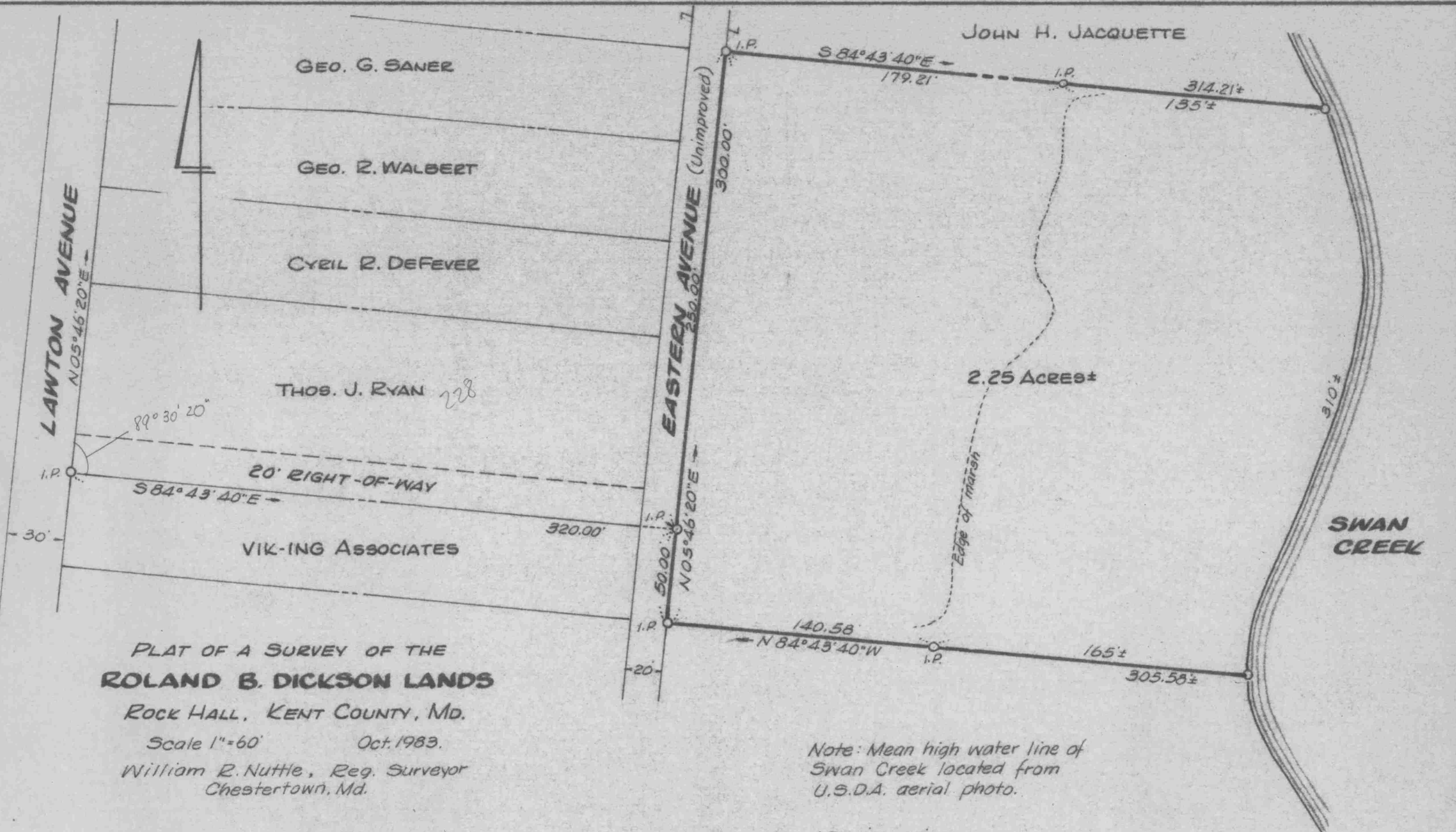
PLAT OF A SURVEY OF THE
PHILIP C. HOLMEN LANDS

ROCK HALL, KENT COUNTY, MD.

Scale 1"=40'

Apr. 1997.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



**PLAT OF A SURVEY OF THE
 ROLAND B. DICKSON LANDS**

Rock Hall, Kent County, Md.

Scale 1"=60'

Oct. 1983.

William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

Note: Mean high water line of
 Swan Creek located from
 U.S.D.A. aerial photo.

I.P. = iron pipe

Note: The two lots shown are the same as are shown on a plat entitled "Map of Wilkerson Farm, Deep Landing, 1890", recorded in Will Records BFH 244.

This survey does not require subdivision approval inasmuch as it represents lots that now exist.

Rock Hall Town Administrator:

THOMAS J. RYAN

VIK-ING ASSOCIATES

G.G. SANER

G.R. WALBERT

C.R. DEFEVER

JOHN H. JACQUETTE

LOT 44
1.15 Ac.±

LOT 43
1.10 Ac.±

SWAN CREEK

PLAT OF A SURVEY OF THE
ROLAND B. DICKSON LANDS

Rock Hall, Kent County, Md.

Scale 1"=60'

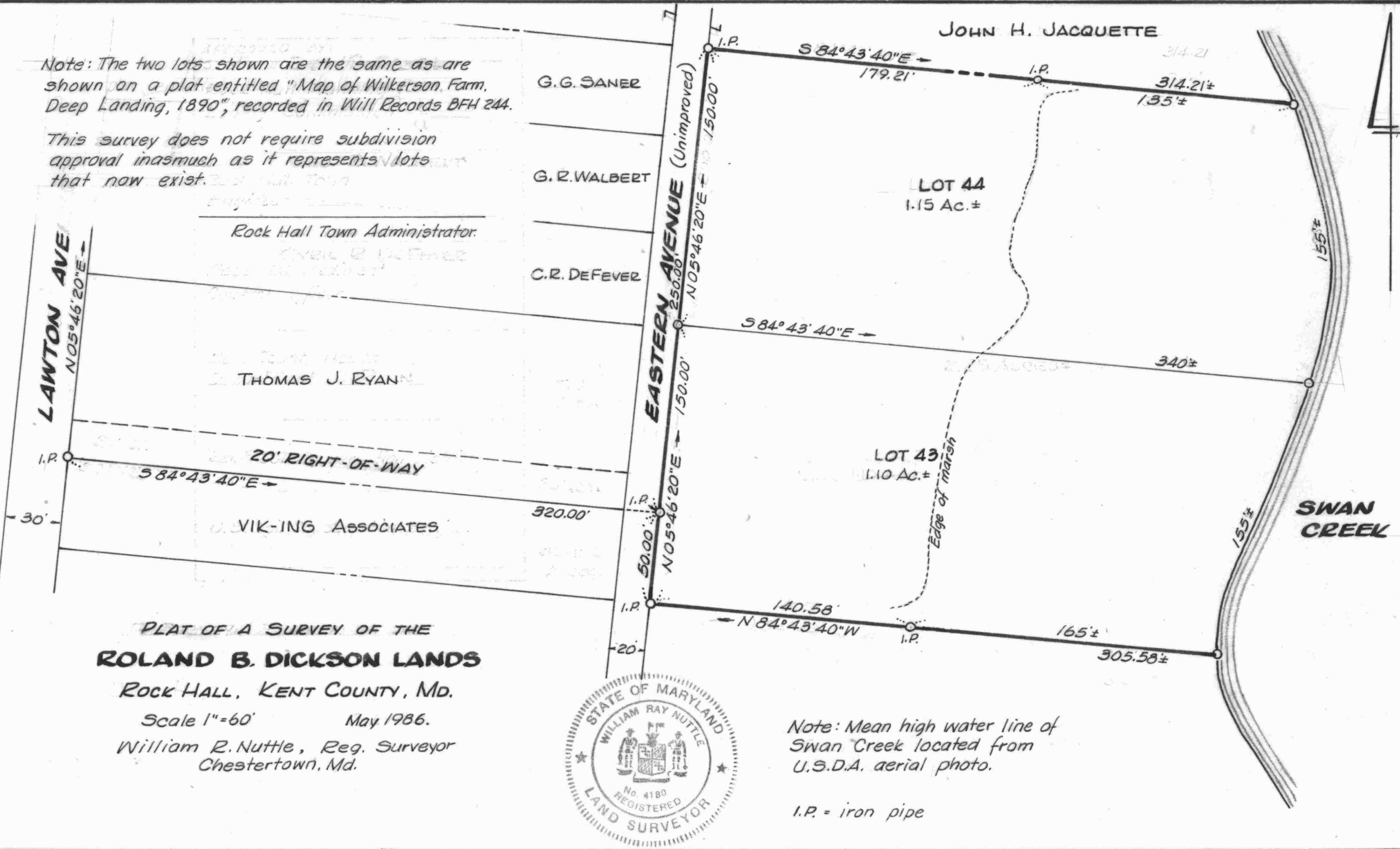
May 1986.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



Note: Mean high water line of Swan Creek located from U.S.D.A. aerial photo.

I.P. = iron pipe



LANTON AVENUE
N05°45'20"E

APPROVED BY:

Rock Hall Planning &
Zoning Commission

Rock Hall Town
Engineer

Rock Hall Sediment
Control Officer

Kent County Health
Department

Kent Soil Conservation District

U.S. Soil Conservation Service.

G.G. SANER

G. R. WALBERT

C. R. DEFEVER

T. J.
RYAN

20' R/W

320.00'
VILKING
ASSOC.

EASTERN AVENUE (Unimproved)
N05°46'20"E

JOHN H. JACQUETTE

S84°43'40"E
179.21'

314.21±
135±

LOT 1
1.15 Ac ±

S84°43'40"E

340±

LOT 2
1.10 Ac ±

Edge of marsh

140.58'
N84°43'40"W

165±

305.58±

SWAN
CREEK

SURVEY & DIVISION OF THE
ROLAND B. DICKSON LANDS
Rock Hall, Kent County, Md.

Scale 1"=50' Mar. 1984.
William R. Nuttle, Reg. Surveyor
Chesapeake, Md.

Note: Mean high water line of
Swan Creek located from
U.S.D.A. aerial photo.

I.P. = iron pipe

THIS DEED, Made this _____ day of _____, 1983,
by and between FRANCIS P. WILLITS, Jr., and JEANNE W. WILLITS,
his wife, of Union County, State of New Jersey, of the first part;
and ROLAND B. DICKSON and THERESA R. DICKSON, his wife, of Chester
County, State of Pennsylvania, of the second part.

WITNESSETH, that in consideration of the sum of THIRTY
THOUSAND (\$30,000.00) DOLLARS, and other good and valuable consid-
erations, the receipt whereof is hereby acknowledged, the said
Francis P. Willits, Jr., and Jeanne W. Willits, his wife, do
hereby grant and convey unto the said Roland B. Dickson and Theres
R. Dickson, his wife, as tenants by the entireties, their assigns,
and unto the survivor of them, his or her heirs and assigns, in
fee simple,

ALL that tract or parcel of land situate, lying and
being in the Fifth Election District of Kent County, Maryland,
and fully described on the Plot of the Real Estate of the late
Christopher Wilkinson, which Plot is duly recorded in the office
of the Register of Wills for Kent County aforesaid in Liber B.F.H.
folio 244, etc., of the Records of Wills of Real Estate in said
offices as follows:

LOT NO. 19 on the Plot of said Real Estate, lying on
the East side of the Avenue leading from the Public Road to the
old Chester River Steamboat Company's Wharf (later the Maryland,
Delaware, and Virginia Railway Company's Wharf) adjoining Lots
Nos. 18, 20, and 30 on said plot, and containing 2 roods and 2
perches of land, more or less.

ALSO LOT NO. 30 on said Plot lying on the West side of
Eastern Avenue leading from the public road to Swan Creek and
adjoining Lots Nos. 19, 29, and 31 on said Plot and containing 2
roods and 2 perches of land, more or less.

ALSO LOT NO. 43 on said Plot of real estate lying on
the East side of said Eastern Avenue and containing one acre and
35 perches of land, more or less.

X ALSO all the right, title and interest of the Grantors
herein in and to Lot No. 44 on said Plot of real estate lying on
the East side of said Eastern Avenue and containing one acre and
eighteen perches of land, more or less. Said Lot No. 44 lying
adjacent to Lot No. 43 and having been enclosed with and used
together in common ownership with Lot No. 43 for many years and
having been conveyed by deed of James A. Pearce, Executor to
George E. Albee dated May 28, 1912, duly recorded among the Land
Records for Kent County, in Liber J.T.D. No. 25, folio 376.
Reference to which deed and to the subsequent deeds in the chain
of title is to be had for description and for the title of
grantors in said lot.

SAVING AND EXCEPTING out of said Lots Number 19 and Number 30, however, all that tract of land with a 50 foot frontage on the East side of Lawton Avenue and with an even depth of 300 feet, more or less, to Eastern Avenue, said strip of land lying adjacent to Lots Nos. 18 and 31 on said Plot, and being the same lands conveyed by deed from Abram Casey to Harry H. Legg bearing date July 30, 1896, and duly recorded among the Land Records for Kent County aforesaid, in Liber S.G.F. No. 4, folio 544. The lands hereinabove described and hereby intended to be conveyed being a part of those lands described in a deed from L. Wellington Ashley, et al, to the said George E. Kendall and Violet M. Kendall his wife, bearing date June 7, 1945, and duly recorded among the Land Records for Kent County, aforesaid, in Liber R.A.S. No. 36, folio 388. Reference to which deed and to the deed or deeds therein mentioned is to be had for further description and title.

BEING the same pieces, parcels or tracts of land conveyed to Francis P. Willits, Jr., and Jeanne W. Willits, his wife, by John A. Hersch and Louise A. Hersch, his wife, by Deed dated May 16th, 1959, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 59, Folio 429, etc.

SAVING AND EXCEPTING FROM THE SAME, HOWEVER, all that lot or parcel of land conveyed by Francis P. Willits, Jr., and Jeanne W. Willits, his wife, to Thomas J. Ryan and Mary A. Ryan, his wife, and Michael Joseph and Carol M. Joseph, his wife, by Deed dated April 17th, 1973, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 51, folio 28, etc.

TOGETHER with the 20 foot easement reserved in the above mentioned Deed to Thomas J. Ryan, et al.

ALSO TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Roland B. Dickson and Theresa R. Dickson, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be

LAWTON AVE.

30'

JOHN H. JACQUETTE

GEO. G. SANER

GEO. R. WALBERT

CYRIL R. DEFEVER

THOS. J. RYAN

20' RIGHT-OF-WAY OVER RYAN

VIK-ING ASSOC. L.P.

EASTERN AVE.

20'

300'

JACQUETTE

LOT 45
LOT 44 315'

Area being used as
garden & fruit trees

LOT 44
LOT 43

MARSH

Edge of marsh grass

LOT 43
LOT 42

305'

SWAN
CREEK



SKETCH SHOWING THE
FRANCIS R. WILLITS, JR. LANDS

Scale 1"=60 Aug. 1983

William R. Nuttle, Reg. Surveyor
Chester town, Md.

JOHN H. JACQUETTE
WHP 52/572

300'

GEORGE G. SANER
EHP 88/111

GEORGE R. WALBERT EHP 68/178 Q.23A

GEO. R. WALBERT
RAS 38/302

30'

BRUCE A. BODINE
EHP 114/249

THOMAS J. RYAN & OTHERS
EHP 51/25

ELIZABETH MOONEY & CORRINE KURZEN
EHP 62/395

300.00'

ADELAIDE D. SUTHERLAND
EHP 122/53 Q.67A

300.00'

DENNIS T. SEIF
EHP 34/382

LAWTON AVE

EASTERN AVE

LOT 1

324'

LOT 2

FRANCIS P. WILLETTTS, JR.
WHP 59/423

324'

LOT 3

336'

LOT 4

353'

165.00'

165.00'

50.00'

78' ±

73' ±

73' ±

95' ±

50.00'

03'

78' ±

73' ±

95' ±

50.00'

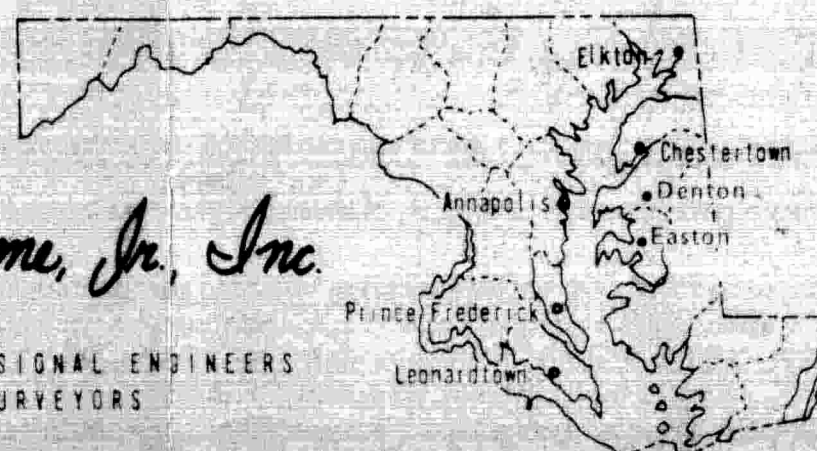
03'



DATE	REVISION

J. R. McCrone, Jr., Inc.

REGISTERED PROFESSIONAL ENGINEERS
AND LAND SURVEYORS



Scale 1" = 50'	SKETCH PLAN	Sheet No.
Drawn By M.G.H.		Seal
Approved By	FRANCIS P. WILLETTTS, JR. LANDS ROCK HALL 5TH DISTRICT, KENT COUNTY, MARYLAND	
Date 9/7/82		
Job No.		
Folder Ref.		
File No.		